



Gaithersburg

A CHARACTER COUNTS! CITY

DWELLING UNITS AND ESTIMATED POPULATION

July 2007

City of Gaithersburg
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DWELLING UNITS AND ESTIMATED POPULATION

July 2007

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PURPOSE AND METHODOLOGY

This document summarizes the number of dwelling units and estimated population in the City of Gaithersburg, Maryland as of the date specified on the cover sheet.

The number of dwelling units was gathered from a combination of sources: Montgomery County tax records and tax maps, approved site plans and record plats on file with the City, aerial photographs, phone verification, and field inspections conducted by City staff. Information on building completion progress was obtained by calculating permits granted, and the address and number of rental dwelling units was confirmed by rental housing records.

Specific multipliers were used to estimate the number of people living in the City, based on the type of dwelling unit. The multipliers were obtained from the 2005 Census update for Montgomery County. The multipliers are summarized in the table below. For estimation purposes, it is assumed that exactly one household occupies each housing unit. The final population summary table includes a lower estimate that accounts for the vacancy rate, based on the 2000 Census Summary File 3, Fields H30 and H31.

The population in Group Quarters is estimated by adding the "institutionalized" count of persons to the estimated "non-institutionalized" count of persons. Actual population numbers from "institutionalized" group quarters facilities, such as nursing homes, homeless shelters, and drug treatment facilities, are obtained directly from the facilities. An estimate of "non-institutionalized" population is based on the 2000 Census population of this group as a percentage of the total population (0.648%), utilizing Summary File 3, Fields P1 and PCT16.

The statistics in this report are arranged by subdivisions in the City of Gaithersburg, as defined by subdivision plats, site plan approvals, and City-designated subdivisions. The City was originally divided into six areas, or Planning Neighborhoods, as part of an open space study conducted by the Department of Parks and Recreation in 1976-1978. Previous editions of *Dwelling Unit and Estimated Population* reports prepared by the City were arranged by Planning Neighborhood, each of which was broken down into subdivisions.

This population and housing report is used by a great variety of committees, organizations, and individuals for an ever-increasing number of purposes, ranging from City-wide programs to studies on implementing affordable housing. It is also available to the public for private use.

All questions regarding the document should be directed to the City of Gaithersburg Planning and Code Administration.

Dwelling Unit Multiplier Table		2005 Census Update			Census 2000 Multiplier	2003 Census Update Multiplier
		Population in Occupied Housing Units	Households in Occupied Housing Units	Persons per Household (Multiplier)		
Housing Unit Type	Housing Unit Abbreviation					
Single Family Detached	SFD	15590	4950	3.149494949	3.247626	3.21545158
Townhouse	TH	17335	6500	2.666923077	2.942094	2.8121713
Multi-family, Garden	GC, GA	24680	10030	2.460618146	2.247239	2.12802276
Multi-family, High Rise	HRC, HRA	1570	1285	1.221789883	N/A	1.19642857
Group Quarters	GQ			1.00	N/A	1.00

Sources: 2005 Census Update for Montgomery County, Gaithersburg City. Vacancy Rates are based on the 2000 Census Summary File 3, Fields H30 and H31, and MCDHCA 2006 Rental Apartment Vacancy Report.

CHART DEFINITIONS AND ABBREVIATIONS

AGE-RESTRICTED HOUSING (AR): A dwelling unit that is available for rent or sale only to individuals 55 years old or older.

CONDOMINIUM (C): A garden, piggyback, or high-rise apartment-style dwelling unit that is owned individually and retains a portion of the interest in the entire structure, common areas, and common facilities. The condominium owner has title to the interior space of the unit and an undivided interest in the common space elements. Property is identified in a master deed and recorded on a condominium plat with the local jurisdiction.

CURRENT DWELLING UNIT (CUR DU): A dwelling unit available for occupancy as of the date of this report.

CURRENT POPULATION (CURRENT POP): Estimated population based on the multiplier found in the Dwelling Unit Multiplier Table or based on the methodology for estimating Group Quarters population.

FUTURE DWELLING UNIT (FUT DU): A dwelling unit approved for construction or under construction as of the date of this report, but not occupied by persons.

GARDEN UNIT: A multi-family housing unit, either rental (apartment) or owned (condominium), that is located in a building with dwelling units on no more than four (4) floors of the building. Also includes "piggyback" condominium townhouses (2 over 2, 2 over 1, etc.).

HIGH-RISE UNIT: A multi-family housing unit, either rental (apartment) or owned (condominium), that is located in a building with dwelling units on five (5) or more floors of the building.

HOMEOWNER'S ASSOCIATION (H): A community association, other than a condominium association, organized in a development in which individual owners share common interest in open space or facilities. An HOA holds title to certain common property, manages and maintains common property, and enforces certain covenants and restrictions. Condominium associations do not usually have title to HOA common property.

INCOME-RESTRICTED HOUSING (IR): A dwelling unit that is available for rent or sale only to individuals who qualify as low income.

OTHER USES: Houses and apartments used for purposes other than dwelling units, such as offices, beauty parlors, barber shops, etc.

PROJECTED FUTURE POPULATION (PROJECTED FUT POP): Total estimated population upon completion, within the next five (5) years, of all approved residential dwelling units.

RENTAL (R): A dwelling unit that is available for rent, such as an apartment.

SENIOR HOUSING (SR): A dwelling unit that is available for rent or sale only to individuals 62 years old or older.

TAX MAP: Maps created by the Maryland State Department of Assessment and Taxation (SDAT) that depict the location of property boundaries as described in deeds, subdivision plats, and other legal documents.

TOWNHOUSE: A fee-simple- or condominium-ownership attached house, including duplexes and semi-detached houses, with a single title for the entire vertical space between the common walls.

TO BE COMPLETED (TO BE COMPL): Dwelling units approved to be constructed, but not yet built.

UNITS COMPLETED (UNITS COMPL): Completed dwelling units ready for occupancy.

UNIT TOTAL: Combination of completed and to-be-completed dwelling units.

GAITHERSBURG

POPULATION					HOUSING UNITS			
Year	Decennial Census	Census Estimate July	City Estimate January	City Estimate July	Decennial Census	Census Estimate July	City Estimate January	City Estimate July
1900	547							
1910	625							
1920	729							
1930	1068							
1940	1021							
1950	1755							
1960	3847				1099			
1970	8344				2987			
1972			17192				6140	
1973				24464				8649
1975				25528				8984
1976				26012				10611
1980	26424				10794			
1986			33079	34690			13470	14051
1987			36608	39023			14768	14459
1988				36831				14601
1990	39542	39676	39538		16059	16112	15513	
1991		40527	41111				16086	
1992		41607	43732				17646	
1993		42747	44717				17760	
1994		43708	45793				18172	
1995		44546	46216	47055			18258	18605
1996		45119	47313	48402			18706	19019
1997		45645	48729	49126			19130	19206
1998		46640	49474	49500			19327	19317
1999		48395	49819	49955			19528	19596
2000	52613	53056	50912	51944	20674		20113	20471
2001		54752	52308	53095			20677	20983
2002		56300	53141				21164	
2003		57365	55035	55253			21835	21914
2004		58091		56365				22631
2005		57698	57474	57812			22846	23142
2006		57934	58405	58607			23436	23520
2007			58741	60736			23570	23618

Note: As part of the City's July 2006 Population and Dwelling Units Report update, population and unit count figures for each subdivision were verified against site plans, aerial photos, and field visits. As a result, the City's estimates for population and dwelling units from January 2000 through January 2006 were adjusted to reflect the observed annual increase in population and dwelling units. The July 2007 population estimate is based on revised persons/household factors from the 2005 Census Update for Montgomery County.

**CITY OF GAITHERSBURG
JULY 2007
DWELLING UNITS AND ESTIMATED POPULATION
CENSUS DEMOGRAPHICS**

Demographic	1980		1990		2000		Δ 1990-2000		Jul 2007 Est.	
	Number	Percent	Number	Percent	Number	Percent	Number	% Chg	Number	Percent
Total Population	26,424	100.0%	39,542	100.0%	52,613	100.0%	13,071	33.1%	60,736	100.0%
White, not Hispanic	22,584	85.5%	26,722	67.6%	25,818	49.1%	-904	-3.4%	27,360	45.0%
Black, not Hispanic	1,754	6.6%	4,943	12.5%	7,457	14.2%	2,514	50.9%	8,399	13.8%
American Indian, not Hispanic	102	0.4%	143	0.4%	131	0.2%	-12	-8.4%	140	0.2%
Asian, not Hispanic	1,136	4.3%	3,977	10.1%	7,205	13.7%	3,228	81.2%	8,326	13.7%
Hawaiian/Pacific Islnd, not Hi	0	0.0%	0	0.0%	33	0.1%	33	0.0%	35	0.1%
Other/Multiple Races, not His	111	0.4%	63	0.2%	1,571	3.0%	1,508	2393.7%	2,527	4.2%
Hispanic	737	2.8%	3,694	9.3%	10,398	19.8%	6,704	181.5%	13,948	23.0%
4 and Under	2,368	9.0%	3,515	8.9%	4,312	8.2%	797	22.7%	4,675	7.7%
5 to 17	5,046	19.1%	6,243	15.8%	8,852	16.8%	2,609	41.8%	9,941	16.4%
18 to 34	11,480	43.4%	14,656	37.1%	14,671	27.9%	15	0.1%	15,706	25.9%
35 to 64	6,442	24.4%	12,596	31.9%	20,438	38.8%	7,842	62.3%	25,578	42.1%
65 and Over	1,088	4.1%	2,532	6.4%	4,340	8.2%	1,808	71.4%	4,837	8.0%
Population in Public Elem. Sch	N/A	N/A	2,755	7.0%	3,830	7.3%	1,075	39.0%	4,109	6.8%
Population in Public Middle S	N/A	N/A	1,377	3.5%	1,784	3.4%	407	29.6%	1,890	3.1%
Population in Public High Sch	N/A	N/A	1,238	3.1%	2,218	4.2%	980	79.2%	2,388	3.9%
Male	12,776	48.3%	19,126	48.4%	25,647	48.7%	6,521	34.1%	29,623	48.8%
Female	13,648	51.7%	20,416	51.6%	26,966	51.3%	6,550	32.1%	31,112	51.2%
Avg Commute Time (minutes)	24.9	N/A	27.9	N/A	31.2	N/A	3.3	11.8%	33.8	N/A
Drove alone to work (SOV)	10,140	66.7%	16,129	68.5%	19,262	68.4%	3,133	19.4%	21,054	68.3%
Not a US Citizen			5,805	14.7%	11,787	22.4%	5,982	103.0%	13,692	22.5%

Labor Force	1980		1990		2000		
	Number	Percent	Number	Percent	Number	Percent	
Population In Labor Force	15,207	57.5%	24,738	62.6%	30,070	57.2%	(Percent of Total Population)
Male	8,592	67.2%	13,097	68.5%	15,704	61.2%	"
Female	7,113	52.1%	11,641	57.0%	14,366	53.3%	"
White, not Hispanic	N/A	N/A	N/A	N/A	15,225	50.6%	(Percent of Labor Force)
White (including Hispanic)	13,604	89.5%	18,226	73.7%	17,560	58.4%	"
Black	924	6.1%	3,046	12.3%	4,481	14.9%	"
American Indian	N/A	N/A	147	0.6%	78	0.3%	"
Asian	611	4.0%	2,190	8.9%	4,055	13.5%	"
Hawaiian/Pacific Islander	N/A	N/A	N/A	N/A	30	0.1%	"
Other Race/Multiple Races	N/A	N/A	1,129	4.6%	3,866	12.9%	"
Hispanic	N/A	N/A	2,408	9.7%	5,356	17.8%	"

Gaithersburg	1960	1970	1980	1990	2000	2003	Δ 1990-2000		Percent of Montgomery Co			
							Number	% Chg	1980	1990	2000	2003
Median Age	~25	25.0	26.9	30.5	33.6	35.6	3.1	10.2%	83.8%	90.0%	91.3%	95.4%
Median HH Income	N/A	\$11,378	\$21,118	\$43,644	\$59,879	\$71,950	\$16,235	37.2%	43.5%	80.7%	83.7%	90.9%
Median Family Income	\$6,554	\$12,378	\$23,496	\$49,454	\$66,669	N/A	\$17,215	34.8%	41.6%	79.8%	79.3%	N/A

Montgomery County	1910	1920	1930	1940	1950	1960	1970	1980	1990	2000	2003	2005
Population	32,089	34,921	49,206	83,912	164,401	340,928	522,809	579,053	757,027	873,341	914,900	931,000
Housing Units	N/A	N/A	N/A	23,255	47,199	97,141	161,378	216,221	295,723	334,632	338,445	350,000
Median Age	N/A	N/A	N/A	N/A	N/A	N/A	27.9	32.1	33.9	36.8	37.3	36.9
Median HH Income	N/A	N/A	N/A	N/A	N/A	N/A	\$47,158	\$48,573	\$54,089	\$71,551	\$79,115	\$83,880
Median Family Income	N/A	N/A	N/A	N/A	N/A	\$36,560	\$52,584	\$56,474	\$61,988	\$84,035	N/A	N/A

CITY OF GAITHERSBURG
JULY 2007
DWELLING UNITS AND ESTIMATED POPULATION

SUBDIVISION SECTION/PHASE	H R	C TAX MAP	UNIT TYPE	IR SR	DWELLING UNITS				CURRENT/ESTIMATED POPULATION		
					UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POPLN.	FUTURE GROWTH	FUTURE POPLN.
AMBERFIELD	H	FS 342	TH		394	394	0	0	1,051	0	1,051
ASBURY					1,328	1,325	3	0	1,832	0	1,832
ASBURY SENIOR HOUSING	R	FT 562	HRA	SR	830	830	0	0	1,014	0	1,014
ASBURY ASSISTED LIVING	R	FT 562	GA	SR	133	133	0	0	327	0	327
ASBURY NURSING HOME	R	FT 562	GQ	SR	285	285	0	0	285	0	285
ASBURY VILLAS (DUPLEXES)	R	FT 342	TH	SR	80	77	3	0	205	0	205
CARETAKER HOUSE	R	FT 562	SFD		1	1	0	0	3	0	3
AUDUBON SQUARE (FALLBROOK)	H	FT 562	TH		234	234	0	0	624	0	624
BENNINGTON (ECHO DALE)	H	FT 122	TH		295	295	0	0	787	0	787
BRIGHTON EAST					933	933	0	0	2,540	0	2,540
BRIGHTON EAST I CONDOS	C	FS 343	TH		41	41	0	0	109	0	109
BRIGHTON EAST II CONDOS	C	FS 343	TH		69	69	0	0	184	0	184
BRIGHTON EAST III CONDOS	C	FS 343	TH		45	45	0	0	120	0	120
BRIGHTON WOODS		FS 563	SFD		139	139	0	0	438	0	438
CEDAR VILLAGE CONDOS	C	FS 563	TH		45	45	0	0	120	0	120
DEER PARK PLACE	H	FS 343	TH		145	145	0	0	387	0	387
FIRESIDE CONDOS	C	FS 343	GC		258	258	0	0	635	0	635
FOXWOOD	H	FT 341	TH		112	112	0	0	299	0	299
KRA-BAR GARDENS		FS 563	SFD		28	28	0	0	88	0	88
SUMMIT HALL ESTATES (BR. HIGHLANDS)		FT 341	SFD		32	32	0	0	101	0	101
SUNNYSIDE COURTS		FT 341	SFD		19	19	0	0	60	0	60
BRIGHTON WEST					859	855	4	0	2,156	0	2,156
BRIGHTON VILLAGE	R	FS 343	GA		604	600	4	0	1,476	0	1,476
BRIGHTON WEST I CONDOS	C	FS 343	TH		49	49	0	0	131	0	131
BRIGHTON WEST II CONDOS	C	FS 343	TH		46	46	0	0	123	0	123
BRIGHTON WEST III CONDOS	C	FS 343	TH		49	49	0	0	131	0	131
BRIGHTON WEST IV CONDOS	C	FS 343	TH		52	52	0	0	139	0	139
BRIGHTON WEST V CONDOS	C	FS 343	TH		59	59	0	0	157	0	157
CARRIAGE HILL (WILD FOREST DR)	H	FT 343	TH		39	39	0	0	104	0	104
CROWN FARM (AVENTIENE)					2,250	0	0	2,250	0	4,888	4,888
DETACHED HOUSES	H	FS 342	SFD		187	0	0	187	0	589	589
TOWNHOUSES	H	FS 342	TH		435	0	0	435	0	1,160	1,160
2/2 CONDOMINIUMS	C	FS 342	GC		178	0	0	178	0	438	438
CONDOMINIUMS OVER COMMERCIAL	C	FS 342	GC		750	0	0	750	0	1,845	1,845
HIGH-RISE CONDOMINIUMS	C	FS 342	HRC		700	0	0	700	0	855	855
CROWN POINTE					68	0	0	68	0	188	188
DETACHED HOUSES	H	FS 342	SFD		13	0	0	13	0	41	41
TOWNHOUSES	H	FS 342	TH		55	0	0	55	0	147	147
DEER PARK					418	402	6	10	1,266	31	1,298
BEANE SUBDIVISION		FT 561	SFD		3	2	0	1	6	3	9
CENTRAL AVE		FS 563	SFD		7	4	0	3	13	9	22
DEER PARK		FT 561	SFD		306	304	1	1	957	3	961
E DEER PARK DR (UNPLATTED SOUTH SIDE)		FT 561	SFD		19	14	0	5	44	16	60
KENDRICK SQUARE		FT 561	SFD		2	2	0	0	6	0	6
KIRKMAN'S ADDITION		FT 561	SFD		3	3	0	0	9	0	9
LEFEBURE'S ADDITION		FT 561	SFD		2	2	0	0	6	0	6
LEET'S ADDITION		FT 561	SFD		2	2	0	0	6	0	6
LYNPARK		FT 561	SFD		16	16	0	0	50	0	50
MANNIX ADDITION		FT 561	SFD		4	4	0	0	13	0	13
SELBY'S ADDITION		FT 561	SFD		2	2	0	0	6	0	6
STEFANOU'S ADDITION		FT 561	SFD		1	0	1	0	0	0	0
UNPLATTED LOTS (1)		FT 561	SFD		50	46	4	0	145	0	145

CITY OF GAITHERSBURG
JULY 2007
DWELLING UNITS AND ESTIMATED POPULATION

SUBDIVISION SECTION/PHASE	H R	C MAP	TAX	UNIT TYPE	IR SR	DWELLING UNITS				CURRENT/ESTIMATED POPULATION		
						UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POPLN.	FUTURE GROWTH	FUTURE POPLN.
ZANNER'S ADDITION			FT 561	SFD		1	1	0	0	3	0	3
DIAMOND COURTS (WEST RIDING)			FT 121	SFD		200	200	0	0	630	0	630
DIAMOND FARMS	H		FT 121	TH		270	270	0	0	720	0	720
DIAMOND SQUARE	R		FT 342	HRA		124	124	0	0	152	0	152
DORSEY ESTATES	H		FT 122	TH		49	49	0	0	131	0	131
EMORY HILLS & WOODS						44	44	0	0	126	0	126
EMORY HILLS			FT 563	SFD		6	6	0	0	19	0	19
EMORY WOODS			FT 563	SFD		11	11	0	0	35	0	35
EMORY WOODS			FT 563	TH		27	27	0	0	72	0	72
FERNSHIRE FARMS						499	499	0	0	1,407	0	1,407
BRIDLEWOOD	H		ES 563	SFD		80	80	0	0	252	0	252
FERNSHIRE FARMS / COVENTRY	H		FS 123	TH		342	342	0	0	912	0	912
FERNSHIRE WOODS	H		ET 561	SFD		14	14	0	0	44	0	44
HIDDEN ORCHARDS	H		FT 121	SFD		23	23	0	0	72	0	72
LONGDRAFT ESTATES	H		ES 563	SFD		40	40	0	0	126	0	126
GATEWAY COMMONS						135	135	0	0	385	0	385
GATEWAY COMMONS	H		FS 563	SFD		52	52	0	0	164	0	164
GATEWAY COMMONS	H		FS 563	TH		83	83	0	0	221	0	221
GATEWAY PARK (WASHINGTONIAN CTR)	H		FS 342	TH		83	83	0	0	221	0	221
GOVERNOR'S SQUARE	R		FS 343	GA		238	238	0	0	586	0	586
GREATER HISTORIC DISTRICT						148	120	23	5	378	16	394
MAGRUDER'S ADDITION			FT 342	SFD		8	8	0	0	25	0	25
REALTY PARK			FT 342	SFD		54	51	2	1	161	3	164
RUSSELL & BROOKES ADDITION			FT 562	SFD		55	32	20	3	101	9	110
WALKER'S ADDITION			FT 562	SFD		31	29	1	1	91	3	94
GROVE PARK (Q O CLUSTERS)	R		FT 122	GA		684	681	3	0	1,676	0	1,676
HIDDEN CREEK						567	370	0	197	997	525	1,522
LAND BAY I	H		FT563	SFD		22	22	0	0	69	0	69
LAND BAY I	H		FT 563	TH		57	57	0	0	152	0	152
LAND BAY II	H		FT563	SFD		31	31	0	0	98	0	98
LAND BAY III	H		FT563	SFD		16	3	0	13	9	41	50
LAND BAY III	H		FT 563	TH		325	175	0	150	467	400	867
LAND BAY III	C		FT563	GC		116	82	0	34	202	84	285
HUNT CLUB	R		FT 343	GA		336	336	0	0	827	0	827
HUNTER'S TRACE			FT 121	SFD		33	33	0	0	104	0	104
KENTLANDS						2,209	2,207	1	1	5,894	2	5,896
BEACON PLACE	R		FS 123	GA		240	240	0	0	591	0	591
COPPERFIELD CROSSING I (K-989)	C		ES 562	GC		56	56	0	0	138	0	138
COPPERFIELD CROSSING II	C		ES 563	GC		28	28	0	0	69	0	69
FOUNTAIN GLEN (GARDENS @ KNTLND.)	R		ES 563	GA	SR	206	206	0	0	507	0	507
GATEHOUSE	H		ES 562	SFD		172	172	0	0	542	0	542
GATEHOUSE	H		ES 562	TH		46	46	0	0	123	0	123
GATEHOUSE	H		ES 562	GA		1	0	0	1	0	2	2
HILL DISTRICT I (KENDRICK)	C		ES 563	SFD		2	2	0	0	6	0	6
HILL DISTRICT I (KENDRICK)	C		ES 563	TH		4	4	0	0	11	0	11
HILL DISTRICT I (KENDRICK)	C		ES 563	GC		96	96	0	0	236	0	236
HILL DISTRICT	H		ES 563	SFD		196	196	0	0	617	0	617
HILL DISTRICT	H		ES 563	TH		98	98	0	0	261	0	261
KENTLANDS RIDGE (K-979)	H		ES 563	TH		51	51	0	0	136	0	136
KENTLANDS RIDGE (K-979)	C		ES 563	GC		60	60	0	0	148	0	148
LAKE DISTRICT (LOWER)	H		ES 563	SFD		22	22	0	0	69	0	69
UPPER/MIDDLE LAKE DISTRICT (SDP-4)	H		ES 563	SFD		64	64	0	0	202	0	202
UPPER/MIDDLE LAKE DISTRICT (SDP-4)	H		ES 562	TH		21	21	0	0	56	0	56

CITY OF GAITHERSBURG
JULY 2007
DWELLING UNITS AND ESTIMATED POPULATION

SUBDIVISION SECTION/PHASE	H R	C TAX MAP	UNIT TYPE	IR SR	DWELLING UNITS				CURRENT/ESTIMATED POPULATION		
					UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POPLN.	FUTURE GROWTH	FUTURE POPLN.
MIDTOWN	H	ES 563	SFD		32	32	0	0	101	0	101
MIDTOWN	H	ES 563	TH		71	71	0	0	189	0	189
MIDTOWN, PHASE II LIVE/WORK UNITS	H	ES 563	TH		49	48	1	0	128	0	128
MIDTOWN SECTION 4 (CRAFTSTAR 2/2)	C	FS 123	GC		70	70	0	0	172	0	172
MIDTOWN SECTION 4 (BOZZUTO 2/2)	C	FS 123	GC		30	30	0	0	74	0	74
MIDTOWN SECTION 4 (BOZZUTO)	C	FS 123	GC		120	120	0	0	295	0	295
OLD FARM DISTRICT	H	ES 563	SFD		35	35	0	0	110	0	110
OLD FARM DISTRICT	H	ES 562	TH		30	30	0	0	80	0	80
OLD FARM DISTRICT (LIVE-WORK)		ES 562	TH		1	1	0	0	3	0	3
THE COLONNADE AT KENTLANDS	C	FS 123	GC		307	307	0	0	755	0	755
TSCHIFFELY SQUARE ROAD DISTRICT	H	ES 562	SFD		29	29	0	0	91	0	91
TSCHIFFELY SQUARE ROAD DISTRICT	H	FS 123	TH		31	31	0	0	83	0	83
URBAN COTTAGES (GARAGE APTS)	R		GA		41	41	0	0	101	0	101
LAKELANDS					1,624	1,624	0	0	4,469	0	4,469
LAKELANDS RIDGE (GREAT SENECA N)	H	FS 122	SFD		56	56	0	0	176	0	176
LAKELANDS RIDGE (GREAT SENECA N)	C	FS 122	GC		159	159	0	0	391	0	391
PHASE I SECTION 1	H	FS 122	SFD		17	17	0	0	54	0	54
PHASE I SECTION 1	H	FS 122	TH		92	92	0	0	245	0	245
PHASE I SECTION 1 LIVE/WORK UNITS	H	FS 122	TH		16	16	0	0	43	0	43
PHASE I SECTION 1 (COURTS OF DEVON)	R	FS 122	GA		253	253	0	0	623	0	623
PHASE I SECTION 1 (2/2 CONDOS)	C	FS 122	GC		202	202	0	0	497	0	497
PHASE I SECTION 2	H	FS 122	SFD		194	194	0	0	611	0	611
PHASE I SECTION 2	H	FS 122	TH		106	106	0	0	283	0	283
PHASE II SECTION 1	H	FS 122	SFD		54	54	0	0	170	0	170
PHASE II SECTION 1	H	FS 122	TH		59	59	0	0	157	0	157
PHASE II SECTION 2	H	FS 122	SFD		104	104	0	0	328	0	328
PHASE II SECTION 2	H	FS 122	TH		147	147	0	0	392	0	392
PHASE III SECTION 1	H	FS 122	SFD		51	51	0	0	161	0	161
PHASE III SECTION 1	H	FS 122	TH		41	41	0	0	109	0	109
PHASE III SECTION 2 (LANE IN THE WOODS)	H	FS 122	SFD		61	61	0	0	192	0	192
PHASE III SECTION 3 (LANE IN THE WOODS)	H	FS 122	SFD		12	12	0	0	38	0	38
LAKWOOD COMMONS (SUBURBAN PRK)	R	FS 342	GA	IR	168	168	0	0	413	0	413
LONGDRAFT ROAD					35	35	0	0	110	0	110
JOAN'S HILL		FT 122	SFD		8	8	0	0	25	0	25
LEAFY OVERLOOK (GOLDEN POST LA)		FT 122	SFD		3	3	0	0	9	0	9
LONGDRAFT OAKS		FT 123	SFD		12	12	0	0	38	0	38
SENECA RIDGE		ET 561	SFD		12	12	0	0	38	0	38
MEEM'S ADDITION					49	47	2	0	144	0	144
MEEM'S ADDITION SINGLE FAMILIES		FT 341	SFD		41	39	2	0	123	0	123
MEEM'S ADDITION DUPLEXES		FT 341	TH		8	8	0	0	21	0	21
MISSSION HILLS	H	FS 341	SFD		52	52	0	0	164	0	164
MONTGOMERY MEADOWS					458	458	0	0	1,221	0	1,221
SECTION I	H	FT 343	TH		158	158	0	0	421	0	421
SECTION II PHASE 1	H	FU 341	TH		119	119	0	0	317	0	317
SECTION II PHASE 2	H	FU 341	TH		88	88	0	0	235	0	235
SECTION II PHASE 3	H	FU 341	TH		93	93	0	0	248	0	248
NEWPORT ESTATES					291	291	0	0	776	0	776
SECTION I	C	FT 562	TH		54	54	0	0	144	0	144
SECTION II	C	FT 562	TH		103	103	0	0	275	0	275
SECTION III	C	FT 562	TH		134	134	0	0	357	0	357
NORTH FREDERICK AVENUE					760	756	4	0	1,584	0	1,584
DALAMAR APTS	R	FT 342	GA		120	120	0	0	295	0	295
FOREST OAK TOWERS	R	FT 342	HRA	IR	175	175	0	0	214	0	214

CITY OF GAITHERSBURG
JULY 2007
DWELLING UNITS AND ESTIMATED POPULATION

SUBDIVISION SECTION/PHASE	H R	C TAX MAP	UNIT TYPE	IR SR	DWELLING UNITS				CURRENT/ESTIMATED POPULATION		
					UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POPLN.	FUTURE GROWTH	FUTURE POPLN.
FREESTATE	R	FT 342	GA		16	16	0	0	39	0	39
MATTRESS DISCOUNTERS (101 N FRED AVE)	R	FT 342	GA		2	2	0	0	5	0	5
SCHNEIDER/HOUSER (439 N FRED AVE)	R	FT 342	GA		33	31	2	0	76	0	76
SENECA HEIGHTS FAMILIES		FT 561	GA	IR	17	17	0	0	42	0	42
SENECA HEIGHTS INDIVIDUALS		FT 562	GQ	IR	41	41	0	0	41	0	41
WATKINS STATION (MONTGMRY. KNOLLS)	R	FT 343	GA		210	208	2	0	512	0	512
WHETSTONE APTS	R	FT 342	GA		102	102	0	0	251	0	251
WOODLAWN PARK	R	FT 342	GA		44	44	0	0	108	0	108
OBSERVATORY / BROWN'S					416	398	5	13	1,162	41	1,202
BROWN'S ADDITION		FT 341	SFD		181	173	0	8	545	25	570
BROWN'S ADDITION TOWNHOUSES		FT 341	TH		3	3	0	0	8	0	8
DE SELLUM HOUSE		FT 561	GQ		4	4	0	0	4	0	4
DIAMOND ACRES (SEIDL)	R	FT 341	GA		35	35	0	0	86	0	86
DIAMOND HOUSE APTS	R	FT 341	GA		17	17	0	0	42	0	42
LILAC GARDENS CONDOS	C	FT 341	GC		31	31	0	0	76	0	76
LONDONDERRY/WATER'S WAY		FT 341	SFD		18	18	0	0	57	0	57
OBSERVATORY HEIGHTS		FT 341	SFD		66	61	0	5	192	16	208
SAINT MARTIN'S PARISH		FT 561	GQ		2	2	0	0	2	0	2
SPRINGHOLLOW	H	FT 341	TH		11	11	0	0	29	0	29
SUMMIT ESTATES (DESELLUM OAKS)		FT 341	SFD		11	11	0	0	35	0	35
SUMMIT HALL APTS	R	FT 341	GA		22	22	0	0	54	0	54
SUMMIT HALL (DeSELLUM)		FT 561	SFD		10	7	3	0	22	0	22
SUMMIT PARK		FT 561	SFD		5	3	2	0	9	0	9
OLDE TOWNE					1,814	1,755	14	45	4,311	113	4,423
BOZZUTO OLDE TOWNE COTTAGES	C	FT 562	TH		9	0	0	9	0	24	24
BOZZUTO OLDE TOWNE 2/2 CONDOS	C	FT 562	GC		36	0	0	36	0	89	89
BROOKE MANOR	R	FT 562	GA		11	11	0	0	27	0	27
CAROLANN COURTS (TRENTO PL)	C	FT 562	TH		24	24	0	0	64	0	64
CEDAR COURT	R	FT 562	GA		68	68	0	0	167	0	167
CRESTWOOD TERRACE	R	FT 562	GA		108	108	0	0	266	0	266
DEER PARK APARTMENTS	R	FT 562	GA		22	22	0	0	54	0	54
DIAMOND COURTS	R	FT 562	GA		26	26	0	0	64	0	64
DIAMOND OAK CONDOS (8 RUSSELL AVE)	C	FT 562	GC		36	36	0	0	89	0	89
DIAMOND STATION	R	FT 562	GA		8	8	0	0	20	0	20
EAST DIAMOND		FT 562	SFD		21	10	11	0	31	0	31
FOREST OAK APTS	R	FT 562	GA		11	11	0	0	27	0	27
IRVINGTON FARMS (KING)	R	FT 562	GA		9	9	0	0	22	0	22
LAR-KEN	R	FT 562	GA		44	44	0	0	108	0	108
LEE AVENUE DUPLEXES	H	FT 562	TH		4	4	0	0	11	0	11
LYNN-BROOKE (NAGEL)	R	FT 562	GA		8	8	0	0	20	0	20
OAKS AT OLDE TOWNE	R	FT 341	GA	I/SR	72	72	0	0	177	0	177
PARK STATION	R	FT 561	GA		385	385	0	0	947	0	947
SEIDL	R	FT 562	GA		11	11	0	0	27	0	27
SPRING RIDGE (LAKEFOREST PL.)	R	FT 561	GA		204	204	0	0	502	0	502
STREAMSIDE EAST	R	FT 562	GA		237	237	0	0	583	0	583
STREAMSIDE WEST	R	FT 562	GA		182	180	2	0	443	0	443
SUMMIT CREST	R	FT 562	GA		233	232	1	0	571	0	571
TY GWYN (CROWN)	R	FT 562	GA		25	25	0	0	62	0	62
WELLS-ROBERTSON HOUSE		FT 561	GQ		14	14	0	0	14	0	14
YOUNG (KING II)	R	FT 562	GA		6	6	0	0	15	0	15
ORCHARD GLEN (ORCHARD RIDGE)		ES 563	TH		33	33	0	0	88	0	88
ORCHARD PLACE	H	FT 121	TH		156	156	0	0	416	0	416
ORCHARD POND	R	FT 122	GA		751	747	4	0	1,838	0	1,838

CITY OF GAITHERSBURG
JULY 2007
DWELLING UNITS AND ESTIMATED POPULATION

SUBDIVISION SECTION/PHASE	H R	C TAX MAP	UNIT TYPE	IR SR	DWELLING UNITS				CURRENT/ESTIMATED POPULATION		
					UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POPLN.	FUTURE GROWTH	FUTURE POPLN.
PARK SUMMIT					395	395	0	0	1,039	0	1,039
PARK SUMMIT	H	FS 343	TH		323	323	0	0	861	0	861
PARK SUMMIT CONDOMINIUMS	C	FS 343	GC		72	72	0	0	177	0	177
PHEASANT RUN					307	307	0	0	936	0	936
ORCHARD HILLS	H	FT 122	SFD		91	91	0	0	287	0	287
PHEASANT RUN	H	FT 122	SFD		152	152	0	0	479	0	479
PHEASANT RUN (DUPLEXES)	H	FT 122	TH		64	64	0	0	171	0	171
POTOMAC OAKS (DIAMOND FARMS)	C	FT 121	GC		541	540	1	0	1,329	0	1,329
QUINCE ORCHARD PARK					504	499	5	0	1,400	0	1,400
PHASE I	H	FS 123	SFD		92	92	0	0	290	0	290
PHASE I	H	FS 123	TH		110	110	0	0	293	0	293
PHASE II	H	FS 123	SFD		97	97	0	0	306	0	306
PHASE II	H	FS 123	TH		95	95	0	0	253	0	253
PHASE II (2 OVER 2 CONDOS)	C	FS 123	GC		110	105	5	0	258	0	258
VISTAS DETACHED	H	FS 123	SFD		13	0	0	13	0	41	41
VISTAS TOWNHOUSES	H	FS 123	TH		38	0	0	38	0	101	101
VISTAS 2/2 CONDOS	C	FS 123	GC		32	0	0	32	0	79	79
RELDA SQUARE	H	ET 561	SFD		68	68	0	0	214	0	214
ROSEMONT		FS 563	SFD		50	50	0	0	157	0	157
SAYBROOKE					730	730	0	0	2,126	0	2,126
ARCHSTONE AT SAYBROOKE	R	GT 122	GA		252	252	0	0	620	0	620
SAYBROOKE II	H	FT 562	SFD		143	143	0	0	450	0	450
SAYBROOKE IV	H	GT 122	SFD		18	18	0	0	57	0	57
SAYBROOKE VILLAGE	H	GT 122	SFD		317	317	0	0	998	0	998
SENECA MEWS (DIAMOND PROPERTY)		FT 122			31	31	0	0	83	0	83
DIAMOND HOUSE		FT 122	SFD		1	1	0	0	3	0	3
SENECA MEWS TOWNHOUSES		FT 122	TH		30	30	0	0	80	0	80
SHADY GROVE VILLAGE					487	487	0	0	1,299	0	1,299
SHADY GROVE VILLAGE I PAR B	H	FS 342	TH		177	177	0	0	472	0	472
SHADY GROVE VILLAGE II PAR 2	C	FS 342	TH		122	122	0	0	325	0	325
SHADY GROVE VILLAGE II PAR 3	C	FS 342	TH		108	108	0	0	288	0	288
SHADY GROVE VILLAGE III SEC.2	H	FS 342	TH		80	80	0	0	213	0	213
SOUTH FREDERICK AVENUE					545	537	8	0	1,324	0	1,324
DEER PARK GARDENS	R	FT 561	GA		40	38	2	0	94	0	94
EXECUTIVE GARDENS	R	FT 561	GA		86	85	1	0	209	0	209
FLOWERS APTS (WAYNE GARDENS)	R	FT 561	GA		23	23	0	0	57	0	57
GAITHER HOUSE	R	FT 561	GA		95	95	0	0	234	0	234
LAKESIDE	R	FT 561	GA		45	45	0	0	111	0	111
LANIGAN	R	FT 561	GA		5	5	0	0	12	0	12
MONTGOMERY HOUSE	R	FT 561	GA		50	50	0	0	123	0	123
ROSDALE	R	FS 563	GA		193	192	1	0	472	0	472
OTHER (1)		FT 562	SFD		8	4	4	0	13	0	13
THE ORCHARDS	H	ES 562	TH		166	166	0	0	443	0	443
THE SPECTRUM (CASEY EAST)					382	0	0	382	0	467	467
HIGH RISES		FT 343	HRC		242	0	0	242	0	296	296
AGE-RESTRICTED HIGH RISE		FT 343	HRC	AR	140	0	0	140	0	171	171
THOMAS ADDITION (W DIAMOND AVE)		FT 341	SFD		2	0	0	2	0	6	6
TIMBERBROOK	C	FS 342	GC		168	168	0	0	413	0	413
VILLA RIDGE (VICTORY FARM)	C	FT 562	GC		418	418	0	0	1,029	0	1,029
VILLAGE OVERLOOK (HYDE PARK)	C	FT 343	GC		270	270	0	0	664	0	664
WARTHER					494	494	0	0	1,296	0	752
GREENS OF WARTHER	C	FS 342	TH		53	53	0	0	141	0	141
GREENS OF WARTHER (PIGGYBACKS)	C	FS 342	GC		106	106	0	0	261	0	261

CITY OF GAITHERSBURG
JULY 2007
DWELLING UNITS AND ESTIMATED POPULATION

SUBDIVISION SECTION/PHASE	H R	C TAX MAP	UNIT TYPE	IR SR	DWELLING UNITS				CURRENT/ESTIMATED POPULATION		
					UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POPLN.	FUTURE GROWTH	FUTURE POPLN.
TOWNS OF WARTHER	H	FS 342	TH		131	131	0	0	349	0	349
WASHINGTONIAN TOWNS	H	FS 342	TH		204	204	0	0	544	0	544
WASHINGTONIAN VILLAGE (CRESTFIELD)		FS 342	SFD		90	90	0	0	283	0	283
WASHINGTONIAN WOODS					576	576	0	0	1,676	0	1,676
SECTION 1	H	FT 121	SFD		37	37	0	0	117	0	117
SECTION 2	H	FT 121	SFD		51	51	0	0	161	0	161
SECTION 4	H	FT 121	SFD		43	43	0	0	135	0	135
SECTION 5	H	FT 121	SFD		44	44	0	0	139	0	139
SECTION 6	H	FT 121	SFD		81	81	0	0	255	0	255
SECTION 7	H	FT 121	SFD		45	45	0	0	142	0	142
SECTION 8	H	FT 121	SFD		49	49	0	0	154	0	154
SECTION 10	H	FT 121	SFD		26	26	0	0	82	0	82
VISTAS AT WASHINGTONIAN WOODS (SEC 9)	C	FS 122	GC		152	152	0	0	374	0	374
WASHINGTONIAN WOODS CONDOS (SEC 3)	C	FS 122	GC		48	48	0	0	118	0	118
WATKINS MILL RD		FU 341	SFD		3	3	0	0	9	0	9
WATKINS MILL TOWN CENTER (CASEY W)					1,066	0	0	1,066	0	2,002	2,002
DETACHED HOUSES & COTTAGES	H	FT 122	SFD		94	0	0	94	0	296	296
2/2 CONDO TOWNHOUSES	C	FT 122	GC		142	0	0	142	0	349	349
INTEGRAL TOWNHOUSES	H	FT 122	TH		237	0	0	237	0	632	632
HIGH-RISE CONDOS	C	FT 122	HRC		593	0	0	593	0	725	725
WEST DEER PARK					1,106	560	1	-3	893	518	1,411
BROADSTONE (STRATFORD PLACE)	R	FT 561	GA		351	350	1	-350	861	-861	0
CASEY TOWNHOUSES (RENTALS)	R	FS 563	TH		12	12	0	0	32	0	32
FAIRFIELD TOWNHOUSES	H	FT 561	TH		53	0	0	53	0	141	141
FAIRFIELD 2/2 CONDOMINIUMS	H	FT 561	GC		28	0	0	28	0	69	69
FAIRFIELD GARDEN APTS/CONDOS	R	FT 561	GC		334	0	0	334	0	822	822
THE TOWNS AT SUMMIT WOODS	H	FT 561	TH		130	0	0	130	0	347	347
WEST DEER PARK APTS (vacant)	R	FS 563	GA		198	198	0	-198	0	0	0
WEST RIDING		FT 121	SFD		105	105	0	0	331	0	331
WESTLEIGH	H	FS 121	SFD		192	192	0	0	605	0	605
WHETSTONE RUN	H	FT 562	SFD		86	86	0	0	271	0	271
WINDBROOKE CONDOS	C	FU 341	GC		130	130	0	0	320	0	320
WOODLAND HILLS	H	FT 343	TH		258	258	0	0	688	0	688
WOODS AT MUDDY BR. (WOODLANDS)	H	FS 121	SFD		71	71	0	0	224	0	224
TOTALS					27,821	23,618	84	4,119	60,337	9,017	69,354

(1) INCLUDES 300-400 BLOCKS OF SOUTH FREDERICK AVE AND PORTIONS OF DEER PARK AND EAST DEER PARK DR

(2) INCLUDES ST.MARTIN'S PARISH, 20 S. SUMMIT, AND 522, 525, 529, 601, 607,& 611 S. FREDERICK AVE.

CITY OF GAITHERSBURG
JULY 2007
DWELLING UNITS AND ESTIMATED POPULATION
SENIOR / AGE-RESTRICTED HOUSING

SENIOR HOUSING FACILITY	H C	TAX MAP	UNIT TYPE	IR SR	DWELLING UNITS				CURRENT & ESTIMATED POPULATION		
					UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP.	PROJECTED GROWTH	PROJECTED FUT POP
ASBURY SENIOR HOUSING	R	FT 562	HRA	SR	832	832	0	0	1,017	0	1,017
ASBURY ASSISTED LIVING		FT 562	GA	SR	133	133	0	0	327	0	327
ASBURY NURSING HOME		FT 562	GQ	SR	285	285	0	0	285	0	285
ASBURY VILLAS (DUPLEXES)		FT 342	TH	SR	80	77	3	0	205	0	205
GARDENS AT KENTLANDS	R	ES 563	GA	SR	212	206	6	0	507	0	507
OAKS AT OLDE TOWNE	R	FT 341	GA	I/SR	72	72	0	0	177	0	177
THE SPECTRUM (CASEY EAST)	C		HRC	AR	140	0	0	140	0	171	171
TOTALS					1,754	1,605	9	140	2,518	171	2,689

CITY OF GAITHERSBURG
JULY 2007
DWELLING UNITS AND ESTIMATED POPULATION
INCOME-RESTRICTED HOUSING

INCOME-RESTRICTED HOUSING FACILITY	H C	TAX MAP	UNIT TYPE	IR SR	DWELLING UNITS				CURRENT & ESTIMATED POPULATION		
					UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP.	PROJECTED GROWTH	PROJECTED FUT POP
FOREST OAK TOWERS	R	FT 342	HRA	IR	175	175	0	0	214	0	214
LAKEWOOD COMMONS (SUBURBAN PARK)	R	FS 342	GA	IR	168	168	0	0	413	0	413
OAKS AT OLDE TOWNE	R	FT 341	GA	I/SR	72	72	0	0	177	0	177
SENECA HEIGHTS FAMILIES		FT 561	GA	IR	17	17	0	0	42	0	42
SENECA HEIGHTS INDIVIDUALS		FT 562	GQ	IR	41	41	0	0	41	0	41
TOTALS					473	473	0	0	887	0	887

CITY OF GAITHERSBURG
JULY 2007
DWELLING UNITS AND ESTIMATED POPULATION
GAITHERSBURG VOTING AREAS

VOTING AREA	Estimated Eligible Voters	Percent	DWELLING UNITS				CURRENT & ESTIMATED POPULATION		
			UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP.	PROJECTED GROWTH	PROJECTED FUT POP
GA01	6686	N/A	4,667	4,547	48	72	11,367	725	12,092
GA02	7054	N/A	6,800	4,478	4	2,318	11,993	5,075	17,069
GA03	6845	N/A	4,371	4,281	6	84	11,638	223	11,862
GA04	7384	N/A	5,407	4,813	15	579	12,553	991	13,545
GA05	6441	N/A	5,247	4,173	8	1,066	10,950	2,002	12,952
GA06	1079	N/A	1,329	1,326	3	0	1,835	0	1,835
TOTALS	35489	58.82%	27,821	23,618	84	4,119	60,337	9,017	69,354

Note: Estimated Eligible Voters based on 2000 Census, persons 18 years of age or older and US Citizens

CITY OF GAITHERSBURG
JULY 2007
DWELLING UNITS AND ESTIMATED POPULATION
DENSITY OF SELECTED SUBDIVISIONS

SUBDIVISION SECTION/PHASE	AREA (AC)	UNIT TYPE	ZONING	DWELLING UNITS				CURRENT POPULATION		
				UNIT TOTAL	UNITS PER AC	% OF (CITY LAND AREA)	% OF (CITY TOTAL UNITS)	CURRENT POPULATION	PERSONS PER AC	PERSONS PER SQ MI
CITY OF GAITHERSBURG (ALL)	6425.5	MIX	N/A	23,618	3.68			60,736	9.45	6,049
FERNSHIRE	95.18	MIX		499	5.24	1.5%	2.1%	1,407	14.78	9,458
BRIDLEWOOD	26.44	SFD	RP-T	80	3.03	27.8%	16.0%	252	9.53	6,099
FERNSHIRE FARMS/COVENTRY	38.99	TH	RP-T	342	8.77	41.0%	68.5%	912	23.39	14,971
FERNSHIRE WOODS	5.21	SFD	R-90 C	14	2.69	5.5%	2.8%	44	8.46	5,416
HIDDEN ORCHARDS	9.19	SFD	R-90 C	23	2.50	9.7%	4.6%	72	7.88	5,045
LONGDRAFT ESTATES	15.35	SFD	R-90 C	40	2.61	16.1%	8.0%	126	8.21	5,253
HIDDEN CREEK	83.84	MIX	MXD	567	6.76	1.3%	2.4%	1,522	18.15	11,615
LAND BAY I, II, III - LOTS	9.54867	SFD	MXD	69	7.23	11.4%	12.2%	217		
LAND BAY I, II, III - LOTS	14.6904	TH	MXD	382	26.00	17.5%	67.4%	1,019		
LAND BAY I, II, III - PARCELS	2.95884	GC	MXD	116	39.20	3.5%	20.5%	285		
TOTAL GREENSPACE (CITY & HOA)	36.7816	REC/OS	MXD	0	N/A	43.9%				
PUBLIC & PRIVATE STREET ROW	19.6548	TRNSP	MXD	0	N/A	23.4%				
LAND BAY I	17.64	MIX	MXD	79	4.48	21.0%	13.9%	221	12.55	8,029
LAND BAY II	11.51	SFD	MXD	31	2.69	13.7%	5.5%	98	8.48	5,429
LAND BAY III	54.69	MIX	MXD	457	8.36	65.2%	80.6%	1,203	21.99	14,073
KENTLANDS	367.413	MIX	MXD	2,208	6.01	5.7%	9.3%	5,894	16.04	10,266
KENTLANDS - NO COMMERCIAL AREAS	294.037		MXD	2,208	7.51			5,894	20.04	12,828
ALL NEIGHBORHOODS - LOTS	71.5634	SFD	MXD	552	7.71	19.5%	25.0%	1,739	24	15,548
ALL NEIGHBORHOODS - LOTS	19.8585	TH	MXD	402	20.24	5.4%	18.2%	1,069		
ALL NEIGHBORHOODS - PARCELS	22.6898	GC	MXD	767	33.80	6.2%	34.7%	1,887		
ALL NEIGHBORHOODS - PARCELS	12.8482	GA	MXD	487	37.90	3.5%	22.1%	1,198		
TOTAL GREENSPACE (CITY & HOA)	72.2354	REC/OS	MXD	0	N/A	19.7%				
PUBLIC & PRIVATE STREET ROW	81.6666	TRNSP	MXD	0	N/A	22.2%				
INSTITUTIONAL (GOV'T, CHURCH, SCHL, E	15.9143	INST	MXD	0	N/A	4.3%				
TOTAL COMMERCIAL	70.6369	COM	MXD	0	N/A	19.2%				
UNPLATTED LAKES ETC.	25.03	REC/OS	MXD	0	N/A	6.8%				
MARKET SQUARE COMMERCIAL	22.1722	COM	MXD	0	N/A	6.0%				
MIDTOWN COMMERCIAL	11.436	COM	MXD	0	N/A	3.1%				
RETAIL AREA COMMERCIAL	39.7679	COM	MXD	0	N/A	10.8%				
GATEHOUSE	48.1413	MIX	MXD	229	4.76	13.1%	10.4%	664	13.80	8,833
HILL DISTRICT (INCL. QUARRY & RCES)	107.789	MIX	MXD	750	6.96	29.3%	34.0%	2,006	18.61	11,911
LAKE DISTRICT (LOWER)	11.346	MIX	MXD	26	2.29	3.1%	1.2%	69	6.11	3,908
UPPER/MIDDLE LAKE DISTRICT (SDP-4)	26.3467	MIX	MXD	86	3.26	7.2%	3.9%	258	9.78	6,257
MIDTOWN	38.9	MIX	MXD	666	17.12	10.6%	30.2%	1,673	43.01	27,526
OLD FARM DISTRICT	14.2806	MIX	MXD	77	5.39	3.9%	3.5%	193	13.51	8,645
RETAIL AREA (THE COLLONADE)	5.85163	GC	MXD	307	52.46	1.6%	13.9%	755	129.09	82,620
TSCHEFFELY SQUARE ROAD DISTRICT	16.3518	MIX	MXD	67	4.10	4.5%	3.0%	174	10.64	6,811
LAKELANDS	324.04	MIX	MXD	1,624	5.01	5.0%	6.9%	4,469	13.79	8,827
ALL PHASES - LOTS	64.857	SFD	MXD	549	8.5	20.0%	33.8%	1,729		
ALL PHASES - LOTS	19.7113	TH	MXD	461	23.4	6.1%	28.4%	1,229		
ALL PHASES - PARCELS	13.511	GC	MXD	361	26.7	4.2%	22.2%	888		
ALL PHASES - PARCELS	6.8814	GA	MXD	253	36.8	2.1%	15.6%	623		
TOTAL GREENSPACE (CITY & HOA)	153.105	REC/OS	MXD	0	N/A	47.2%				
PUBLIC & PRIVATE STREET ROW	55.38	TRNSP	MXD	0	N/A	17.1%				
INSTITUTIONAL (GOV'T, CHURCH, SCHL, E	8.98017	INST	MXD	0	N/A	2.8%				
TOTAL COMMERCIAL	1.60902	COM	MXD	0	N/A	0.5%				
UNPLATTED STREAM VALLEY ETC.	87.58	REC/OS	MXD	0	N/A	27.0%				
PHASE I SECTION 1	30.10	MIX	MXD	580	19.27	9.3%	35.7%	1,461	48.54	31,063
PHASE I SECTION 2	74.35	MIX	MXD	300	4.03	22.9%	18.5%	894	12.02	7,693
PHASE II SECTION 1	14.53	MIX	MXD	113	7.78	4.5%	7.0%	327	22.53	14,420
PHASE II SECTION 2	54.78	MIX	MXD	251	4.58	16.9%	15.5%	720	13.14	8,407
PHASE III SECTION 1	14.61	MIX	MXD	92	6.30	4.5%	5.7%	270	18.48	11,825
PHASE III SECTION 2 (LANE IN THE WOOD	20.17	SFD	MXD	61	3.02	6.2%	3.8%	192	9.52	6,095
PHASE III SECTION 3 (LANE IN THE WOOD	2.34	SFD	MXD	12	5.12	0.7%	0.7%	38	16.13	10,322
LAKELANDS RIDGE (GREAT SENECA N)	25.56	MIX	MXD	215	8.41	7.9%	13.2%	568	22.21	14,213

CITY OF GAITHERSBURG

JULY 2007

**DWELLING UNITS AND ESTIMATED POPULATION
DENSITY OF SELECTED SUBDIVISIONS**

SUBDIVISION SECTION/PHASE	AREA (AC)	UNIT TYPE	ZONING	DWELLING UNITS				CURRENT POPULATION		
				UNIT TOTAL	UNITS PER AC	% OF (CITY LAND AREA)	% OF (CITY) TOTAL UNITS	CURRENT POPULATION	PERSONS PER AC	PERSONS PER SQ MI
ORCHARD PLACE	16.19	TH	R-20	156	9.63	0.3%	0.7%	416	25.69	16,445
TOWNHOUSES	11.0779	TH	R-20	156	14.08	68.4%	100.0%	416	37.56	24,036
GREENSPACE	3.03693	REC/OS	R-20	0	N/A	18.8%				
PUBLIC & PRIVATE STREET ROW	2.07669	TRNSP	R-20	0	N/A	12.8%				
ORCHARD POND	43.45	GA	R-20	751	17.28	0.7%	3.2%	1,848	42.53	27,220
PARK SUMMIT	36.76	MIX	R-20	395	10.75	0.6%	1.7%	1,039	28.26	18,084
PARK SUMMIT TOWNHOUSES	14.85	TH	R-20	323	21.75	40.4%	81.8%	861	58.01	37,125
PARK SUMMIT CONDOMINIUMS	2.62814	GC	R-20	72	27.40	7.2%	18.2%	177	67.41	43,143
GREENSPACE	10.4224	REC/OS	R-20	0	N/A	28.4%				
PUBLIC & PRIVATE STREET ROW	8.8558	TRNSP	R-20	0	N/A	24.1%				
PHEASANT RUN	88.43	MIX		307	3.47	1.4%	1.3%	936	10.58	6,774
PHEASANT RUN	57.9929	SFD	R-90C,R-60	243	4.19	65.6%	79.2%	765	13.20	8,446
PHEASANT RUN (DUPLEXES)	8.3565	TH	R-90C	64	7.66	9.4%	20.8%	171	20.43	13,072
GREENSPACE	2.8622	REC/OS	R-90C	0	N/A	3.2%				
PUBLIC & PRIVATE STREET ROW	19.2212	TRNSP	R-90C,R-60	0	N/A	21.7%				
POTOMAC OAKS CONDOS	31.18	GC	R-20	540	17.32	0.5%	2.3%	1,329	42.61	27,273
QUINCE ORCHARD PARK	69.84	MIX	MXD	504	7.22	1.1%	2.1%	1,413	20.23	12,946
ALL PHASES - LOTS	16.49362	SFD	MXD	189	11.5	23.6%	37.5%	595	36.09	23,098
ALL PHASES - LOTS	11.2032	TH	MXD	205	18.3	16.0%	40.7%	547	48.80	31,232
ALL PHASES - PARCELS	4.40928	GC	MXD	110	24.9	6.3%	21.8%	271	61.39	39,287
TOTAL GREENSPACE (CITY & HOA)	16.6346	REC/OS	MXD	0	N/A	23.8%				
PUBLIC & PRIVATE STREET ROW	21.09710	TRNSP	MXD	0	N/A	30.2%				
PHASE I	8.41811	SFD	MXD	92	10.9	12.1%	18.3%	290	34.42	22,029
PHASE I	5.04048	TH	MXD	110	21.8	7.2%	21.8%	293	58.20	37,249
PHASE II	8.07551	SFD	MXD	97	12.0	11.6%	19.2%	306	37.83	24,212
PHASE II	6.1627	TH	MXD	95	15.4	8.8%	18.8%	253	41.11	26,311
PHASE II (2 OVER 2 CONDOS)	4.40928	GC	MXD	110	24.9	6.3%	21.8%	271	61.39	39,287

CITY OF GAITHERSBURG
JULY 2007
DWELLING UNITS AND ESTIMATED POPULATION

POPULATION ESTIMATE - 100% OCCUPANCY

TYPE OF DWELLING UNIT	TOTAL UNITS APPROVED	TOTAL UNITS COMPLETED	UNITS TO BE COMPLETED	CURRENT ESTIMATED POPULATION	PROJECTED ADDITIONAL POPULATION	PROJECTED FUTURE POPULATION
SINGLE FAMILY UNITS	5,072	4,722	350	14,872	1,102	15,974
TOWNHOUSE UNITS	7,727	6,620	1,107	17,655	2,952	20,607
GARDEN APARTMENT UNITS	6,710	7,257	-547	17,370	-859	16,511
GARDEN CONDOMINIUM UNITS	5,078	3,544	1,534	8,720	3,775	12,495
HIGH RISE APARTMENT UNITS	1,129	1,129	0	1,379	0	1,379
HIGH RISE CONDOMINIUM UNITS	1,675	0	1,675	0	2,046	2,046
GROUP QUARTERS *	346	346	0	740	61	801
OVERALL CITY TOTALS	27,737	23,618	4,119	60,736	9,078	69,814

POPULATION ESTIMATE - ADJUSTED FOR VACANCY RATES **

TYPE OF DWELLING UNIT	VACANCY RATE	COMPLETED OCCUPIED UNITS	FUTURE OCCUPIED UNITS	CURRENT ESTIMATED POPULATION	PROJECTED ADDITIONAL POPULATION	PROJECTED FUTURE POPULATION
SINGLE FAMILY UNITS	2.0009%	4,628	343	14,574	1,080	15,654
TOWNHOUSE UNITS	2.5957%	6,448	1,078	17,197	2,876	20,072
GARDEN APARTMENT UNITS	4.8000%	6,909	-521	17,000	-1,281	15,718
GARDEN CONDOMINIUM UNITS	8.0556%	3,259	1,410	8,018	3,471	11,488
HIGH RISE APARTMENT UNITS	4.8000%	1,075	0	1,313	0	1,313
HIGH RISE CONDOMINIUM UNITS	8.0556%	0	1,540	0	1,882	1,882
GROUP QUARTERS *	0.0000%	346	0	727	52	780
OVERALL CITY TOTALS		22,664	3,851	58,829	8,079	66,908

HOUSING TYPE BY PERCENTAGE

TYPE OF DWELLING UNIT	APPROVED TOTAL UNITS	PERCENT OF APPROVED UNIT TOTAL	CURRENT DWELLING UNITS	PERCENT OF CURRENT UNIT TOTAL	FUTURE DWELLING UNITS	PERCENT OF FUTURE UNITS
SINGLE FAMILY UNITS	5,072	18.3%	4,722	20.0%	350	8.5%
TOWNHOUSE UNITS	7,727	27.9%	6,620	28.0%	1,107	26.9%
GARDEN APARTMENT UNITS	6,710	24.2%	7,257	30.7%	-547	-13.3%
GARDEN CONDOMINIUM UNITS	5,078	18.3%	3,544	15.0%	1,534	37.2%
HIGH RISE APARTMENT UNITS	1,129	4.1%	1,129	4.8%	0	0.0%
HIGH RISE CONDOMINIUM UNITS	1,675	6.0%	0	0.0%	1,675	40.7%
GROUP QUARTERS	346	1.2%	346	1.5%	0	0.0%
OVERALL CITY TOTALS	27,737	100.0%	23,618	100.0%	4,119	100.0%

NOTES

* Group quarters population is calculated by adding the current estimated population in known (institutionalized) group quarters units to the estimated remaining number of persons in non-institutionalized group quarters, based on the proportion of this group's population to the total population of the City. The ratio is derived from the 2000 Census Summary File 1, Fields P1 and PCT16, and is calculated below.

TOTAL POPULATION, 2000	GROUP QUARTERS POPULATION	PERCENT OF TOTAL POPULATION	NON-INSTITUTIONALIZED GROUP QUARTERS POPULATION	PERCENT OF TOTAL POPULATION
52613	623	1.1841%	341	0.6481%

** Vacancy Rates are based on the 2000 Census Summary File 3, Fields H30 and H31